



West Ella Road, Kirk Ella, Hull, East Riding of Yorkshire, HU10 7QRss

FINE & COUNTRY

AN EXCITING REFURBISHMENT OPPORTUNITY ON A THIRD OF AN ACRE PLOT
APPROACHING 2,000 SQ.FT. IN ARGUABLY THE BEST ADDRESS IN THE AREA



This substantial property stands on a large plot over 1/3 of an acre. Providing an exciting opportunity to stamp your own style on this blank canvas whilst significantly increasing its value, with the possibility of redeveloping the site subject to consent. Currently providing four-bedroom accommodation with two bathrooms, two receptions and large dining kitchen, utility room and conservatory. Offering multiple parking, side drive and garage. This extremely private plot enjoys a south facing aspect to the rear.

Given the location we anticipate a high demand for this property, waste no time in viewing.

Location

The exclusive village of Kirk Ella lies approximately seven miles to the south of the Historic town of Beverley. Good local shopping and sporting facilities are to be found in the centre of Kirk Ella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Open Porch

To the ...

Entrance Hall

Built-in cloaks cupboard plus additional cupboard. Staircase to the first floor.

Lounge

Enjoying a south facing aspect over the garden with patio doors. Feature white marble fireplace with gas fire. Double doors connect to the ...

Dining Room

With French door and patio doors leading to the conservatory.





Conservatory

With double French doors to the south facing garden.

Dining Kitchen

Includes a range of floor and wall cabinets with complementing worktops and tiling, single drainer one and a half bowl sink unit, built-in oven and hob, plumbing for dishwasher.

Utility Room

Includes a range of fitted cupboards with complementing worktops, single drainer sink unit, plumbing for automatic washing machine and gas fired central heating boiler unit.

Bedroom 1

Bedroom 2

Bathroom

Includes a four piece suite comprising panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c. with full tiling and heated towel rail.



First Floor Landing

Includes recessed cupboard.

Bedroom 3

Bedroom 4

First Floor Bathroom

Half tiled complementing a three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c.

Outside

The property stands particularly well on a corner plot, south facing to the rear set behind mature hedging and trees enjoying considerable privacy.

A private driveway opens out into a generous parking area for multiple vehicles, extending to the side of the property with a detached brick garage and attached brick store. The rear garden is mainly lawned with a variety of shrubs and plants plus patio area.

Services

Mains gas, water, electricity and drainage are connected to the property.

Tenure

The property is freehold.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

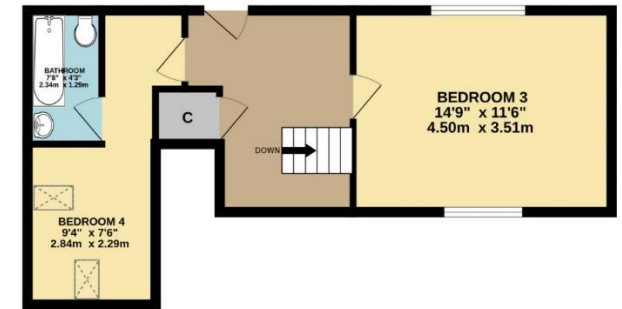
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GROUND FLOOR
1542 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



WEST ELLA ROAD, KIRK ELLA, HU10 7QR

TOTAL FLOOR AREA : 1950 sq.ft. (181.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	77
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

